



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 1/25/2018

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

### # 1 297 SEVEN FARMS DRIVE COMMERCIAL (ESP)

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 297 SEVEN FARMS DRIVE  
Location: DANIEL ISLAND  
TMS#: 2750000209  
Acres: 1.45  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: DI-TC

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000076  
City Project ID Name:

Submittal Review #: 1ST REVIEW  
Board Approval Required: DRB, BZA-SD

Owner: DANIEL ISLAND COMPANY, INC.  
Applicant: C BAKER ENGINEERING, LLC  
Contact: CAMERON BAKER

843-270-3185

cameron@cbakerengineering.com

Misc notes: ESP plans for the 297 Seven Farms Drive commercial project.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

### # 2 BUILDER'S FIRST SOURCE

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 3155 MAYBANK HIGHWAY  
Location: JOHNS ISLAND  
TMS#: 3130000055  
Acres: 0.4  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: LI

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000077  
City Project ID Name:

Submittal Review #: PRE-APP  
Board Approval Required: DRB

Owner: LANE SDTORAGE, LLC  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC.  
Contact: TREY LINTON

843-571-2622

tlinton@forsberg-engineering.com

Misc notes: Construction plans for a new 4800sf storage shed.

**RESULTS:** Withdrawn - project site is not in the City.

### # 3 GRAND OAKS AMENITY CENTER

#### SITE PLAN

Project Classification: SITE PLAN  
Address: PROXIMITY DRIVE  
Location: WEST ASHLEY  
TMS#: 3010000035  
Acres: 11.19  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: PUD (BEES LANDING)

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000053  
City Project ID Name:

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: CALATLANTIC GROUP, INC.  
Applicant: HLA, INC.  
Contact: RYAN WILIAMS

843-763-1166

rwilliams@hlainc.com

Misc notes: Construction plans for a new amenity center.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

---

#### #4 THE COMPOUND

##### SITE PLAN

Project Classification: SITE PLAN

Address: 44 MORRIS

Location: PENINSULA

TMS#: 4601201081 & 132

Acres:

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 4

Zoning: LB

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000078

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required:

Owner: ANDREW HOLLOWELL

Applicant: KEVAN HOERTDOERFER

Contact: KEVAN

HOERTDOERFER

843-724-6002

khk@hoertdoerferarchitects.com

Misc notes: Construction plans to construct a new residential duplex on a lot with a total of 4 units.

**RESULTS:** Revise and resubmit to TRC.

---

#### #5 31 & 32 LAURENS STREET

##### SITE PLAN

Project Classification: SITE PLAN

Address: 31 & 32 LAURENS STREET

Location: PENINSULA

TMS#: 4580102017; 4580104002, 003, 004, 021

Acres: 1.93

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 147

Zoning: LI & GB

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000079

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required:

Owner: SOUTHERN LAND COMPANY

Applicant: BOWMAN CONSULTING GROUP

Contact: RICHARD WATERS

843-501-0333

rwaters@bowmancg.com

Misc notes: Construction plans for a 147 unit residential project and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSM submittal checklist, SCDHEC NOI, Stormwater Tech. Report & Traffic impact study required.

---

#### #6 84-88 LINE STREET

##### SITE PLAN

Project Classification: SITE PLAN

Address: 84-88 LINE STREET

Location: PENINSULA

TMS#: 46700404005 & 006

Acres: 0.26

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 32

Zoning: MU-1/WH

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000068

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CHARLESTON HOUSING, LLC

Applicant: STUDIO A, INC.

Contact: WHITNEY POWERS

843-577-9641

whitney@studioa-architecture.ocm

Misc notes: Construction plans for a 32 unit mixed use development and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSM submittal checklist, SCDHEC NOI & Stormwater Tech. Report required.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.